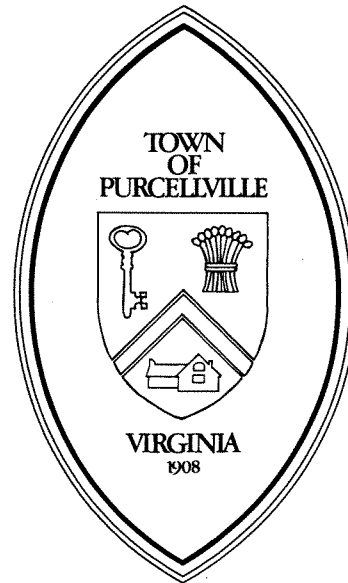
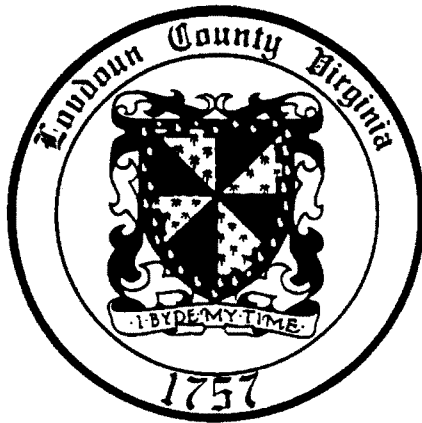


Purcellville

Urban Growth Area Management Plan

Adopted May 16, 1995 (Town of Purcellville)

May 17, 1995 (County of Loudoun)



**Loudoun County
Board of Supervisors**

George L. Barton, Chairman At Large

Richard L. Roberts, Vice-Chairman

Catoctin District

Charles D. Grant

Broad Run District

Joan G. Rokus

Leesburg District

Charles E. Scaggs

Dulles District

Ready L. Snodgrass

Mercer District

George E. Washington

Blue Ridge District

Steven D. Whitener

Sugarland Run District

H. Roger Zurn, Jr.

Sterling District

**Purcellville
Town Council**

John Marsh, Mayor

Lisa Payne, Vice-Mayor

Paul D. Arbogast

George Grob

Loren Kropat

Eric S. Lyles

Beverly MacDonald

**Loudoun County
Planning Commission**

Robert S. Brown, Chairman

Commissioner At Large

Scott York, Vice-Chairman

Sterling District

Marian A. Czarnecki

Mercer District

George Franklin

Blue Ridge District

Dimitri Kesari

Sugarland Run District

Dale Polen Myers

Broad Run District

C. Terry Titus

Leesburg District

Teresa White

Dulles District

John J. Whitmore

Catoctin District

**Purcellville Planning
Commission**

Gerald Houde, Chairman

Sue Windham, Vice-Chairman

Paul Eldridge

Ray E. Fields

Robert E. Forbes

Suzanne Kane

William Washington

Purcellville Urban Growth Area Management Plan Citizens' Committee

**Ed Meade, Chairman
Clint Good, Vice-Chairman
Robert Brown
Ray Fields
George Franklin
Peter Gillwald
Suzanne Kane
Ray McHenry**

**Robert Potts
Cynthia Richmond
John Ross
Christopher Thompson
Kelley Truxel
Martha Wolford
John Wright**

County Project Staff

**Julie Pastor, Director of Planning
Karen Gavrilovic, Project Manager
Teckla Cox, Project Planner
Christine Kropat, Project Planner
Pat Tiffany, Planning Assistant
Maeve M. Ertel, Graphics/Layout**

Town Project Staff

James Pammel, Assistant Town Manager

With special thanks to the
**Purcellville Area Management Plan Citizens' Advisory Committee
(1986-1988)**

**Carnell Bowman, Chairman
Reyburn Browning, Vice-Chairman
Charles Clark
Lloyd Coburn
Lynne Cornwell
George Kakouras
Suzanne Kane**

**Sara Potts
John Pierce
Ann Ray
Tom Rust
Basham Simms
Betty Wiley**

Table of Contents

Page

Chapter One: Introduction

A.	Context and Purpose	1
B.	History of the UGA Boundary	3
C.	Relationship to Other Town and County Planning Documents	5
D.	Community Planning Process	5

Chapter Two: Mission Statement and Goals

A.	Mission Statement	9
B.	Community Goals	9

Chapter Three: Natural and Cultural Resources

A.	Environmental Resources	11
B.	Historic Resources	15
C.	Open Space Resources	18
D.	Greenbelt/Community Buffers	19

Chapter Four: Land Use and Community Design

A.	Agriculture	24
B.	Affordable Housing	24
C.	General Land Use	29
D.	Residential Development	30
E.	Existing Neighborhoods	38
F.	Non-Residential Development	39
G.	Economic Development	41

Chapter Five: Public Facilities and Utilities

A.	Water and Sewer Facilities	44
B.	Public Facilities and Services	46
C.	Energy and Community Facilities	49

Chapter Six: Transportation

A.	Transportation Network Improvements	52
B.	Transportation Funding	53
C.	Road Design and Construction	55

Chapter Seven: Implementation

A.	Phasing	58
B.	Proffers	59
C.	Joint Annexation Agreement	66

List of Figures *Page*

Figure 1:	Base Map	2
Figure 2:	Floodplain Map	13
Figure 3:	Steep Slopes Map	14
Figure 4:	Historic Sites Map	17
Figure 5:	Greenbelt Map	21
Figure 6:	Agricultural Suitability Map	25
Figure 7:	Existing Zoning Map	28
Figure 8:	Ultimate Land Use Map	33
Figure 9:	Interim Land Use Map	34
Figure 10:	School Location Map	48
Figure 11:	Transportation Map	54
Figure 12:	Plan Map/Executive Summary	Foldout

List of Tables *Page*

Table 1:	Sites and Structures Surveyed by VA Department of Historic Resources	16
Table 2:	Proffer Calculations Options	62
Table 3:	Sample Calculations 1	63
Table 4:	Sample Calculations 2	64

Appendices *Page*

Appendix A:	Joint Annexation Agreement	69
Appendix B:	Description of UGA Boundary	85
Appendix C:	Community Report	91
Appendix D:	Population and Housing Projections for Purcellville Area	101

Purcellville

November-December, 1993

Urban

January-May, 1994

Growth

May 23, 1994

Area

Management

June 6, 1994

Plan

Process

June 29, 1994

July-September, 1994

February 28, 1995

March-May, 1995

May 16, 1995 Purcellville Town Council
May 17, 1995 Loudoun County
Board of Supervisors

Public Input
Workshops

PUGAMP
Citizens' Committee
Worksessions

Public Comment
Meeting

PUGAMP
Citizens' Committee
Final Draft Plan

Joint Town/County
Planning Commission
Public Hearing/Public
Comment

Joint Town/County
Subcommittee
Meeting Review and
Modification

Certified Joint
Planning Commission
Draft

Board of Supervisors
and Town Council
Public Hearing/Public
Comment

Board of Supervisors
and Town Council
Review and
Modification

Jointly
Adopted Plan